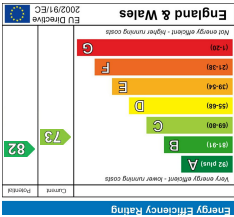
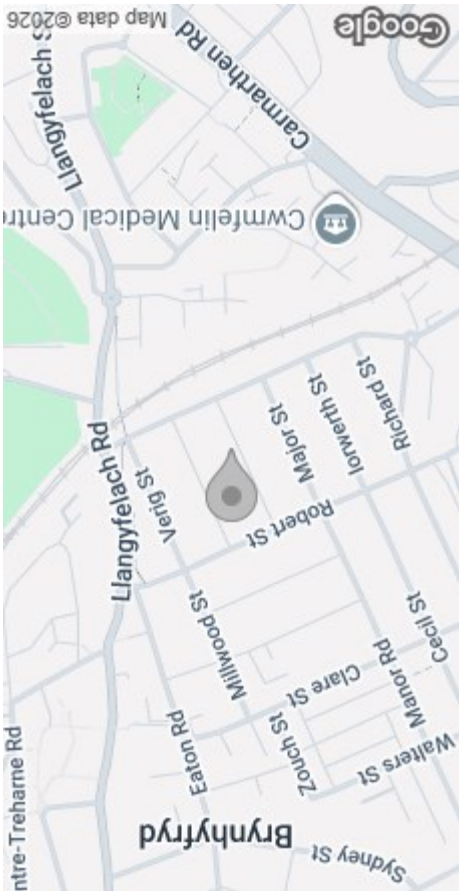


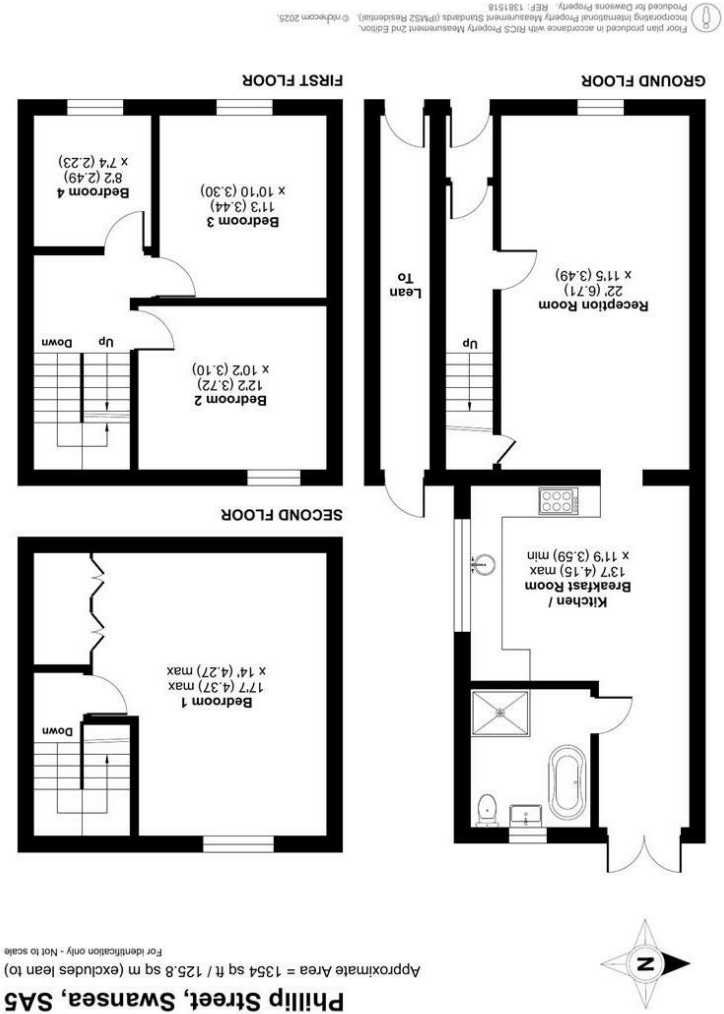
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



49 Phillip Street
Manselton, Swansea, SA5 9NL
Offers Over £200,000



GENERAL INFORMATION

Dawsons are delighted to present this beautifully maintained mid-terrace family home, perfectly positioned in the ever-popular area of Manselton, Swansea. From the moment you step inside, the property offers a wonderful sense of space and comfort.

The ground floor features an inviting entrance porch, hallway, a spacious lounge/dining room, a contemporary four-piece family bathroom, and a stylish fitted kitchen/breakfast room complete with French doors that open onto the rear garden—an ideal layout for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms, with a versatile additional bedroom located on the second floor, offering excellent flexibility for family needs, guests, or home working. Externally, the home benefits from a practical lean-to to the side and an enclosed rear garden with a patio area, providing a pleasant outdoor space to relax and enjoy.

Manselton is highly regarded for its welcoming community atmosphere and convenient amenities. Local shops, schools, parks, and public transport links are all within easy reach, while Swansea City Centre is just a short drive away, making this location ideal for families and commuters.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception Room
22'0" x 11'5" (6.71m x 3.49m)

Kitchen/Breakfast Room
13'7" (max) x 11'9" (min) (4.15m (max) x 3.59m (min))

Bathroom

First Floor

Landing



Bedroom 2
12'2" x 10'2" (3.72m x 3.10m)

Bedroom 3
11'3" x 10'9" (3.44m x 3.30m)

Bedroom 4
8'2" x 7'3" (2.49m x 2.23m)

Second Floor

Bedroom 1
14'4" (max) x 14'0" (4.37m (max) x 4.27m)

External

Lean To at the Side

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC - C

Services

Mains Gas & Electric
Mains Sewerage

Water: Billed

“Broadband – The current supplier is (You Fibre). The broadband type is Fibre

“Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

